



5 Southwick Road
Wickham
PO17 6HS



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5 SOUTHWICK ROAD

O.I.E.O. £500,000

The Property

Number 5 Southwick Road is a detached bungalow on the outskirts of Wickham Village which offers all local amenities. It stands in a good sized garden with a sunny orientation backing onto fields. The property does have the potential to extend if needed, subject to any required planning permission. It also has the benefit of a detached single garage, driveway and parking area. Viewing is very highly recommended.

- * NO FORWARD CHAIN*
- * OUTSKIRTS OF WICKHAM VILLAGE*
- * LOUNGE *DINING ROOM/BEDROOM*
- * KITCHEN* UTILITY ROOM* CONSERVATORY*
- * TWO/THREE BEDROOMS* TWO BATHROOMS*
- * GARAGE* DRIVEWAY PARKING*
- * ATTRACTIVE GARDEN BACKING ONTO FIELDS*

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway.

Directions

At the crossroads by the church take the B2177, Southwick Road. Proceed for approximately half a mile and the property can be found on the right hand side where indicated by our For Sale Board.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE PORCH Opening to:

ENTRANCE HALL Loft hatch, radiator, doors to:

BEDROOM ONE Double glazed bow window to front, radiator, door opening to:

ENSUITE SHOWER ROOM Suite comprising tiled shower cubicle, low level w.c., wash hand basin with cupboard below, ladder style radiator.

LOUNGE Double glazed bow window to front, double glazed window to side, radiator, door opening to:

DINING ROOM/BEDROOM Double glazed casement doors to garden, radiator.

BATHROOM Double glazed window to rear, suite comprising pedestal wash hand basin, low level W.C, panelled bath, fully tiled walls, radiator.

BEDROOM TWO Double glazed window to side, radiator.

KITCHEN Double glazed windows to sides, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob*, space for refrigerator, plumbing for washing machine, gas boiler* servicing central heating* and hot water system*, door opening to conservatory.

UTILITY ROOM Double glazed window to side, plumbing for washing machine.

CONSERVATORY Double glazed windows to sides and rear overlooking garden, pitched roof, radiator, double glazed casement doors opening onto garden.

OUTSIDE The property is approached via a driveway continuing to the side of the property leading to a gravelled parking area and the **SINGLE GARAGE** with doors to front, window to side, door to the **WORKSHOP** with window to side and pedestrian door to garden.

The **FRONT GARDEN** has hedging to the front, pathway to front door, an area of lawn and flower borders with some shrubs. Access on both sides of the property to the **REAR GARDEN** which has a paved patio, an area of decking, mainly laid to lawn, numerous shrubs and borders, greenhouse, shed. The garden has the benefit of a sunny orientation and backs onto fields.

TENURE: Freehold.

SERVICES: All main services.

LOCAL AUTHORITY: Winchester.

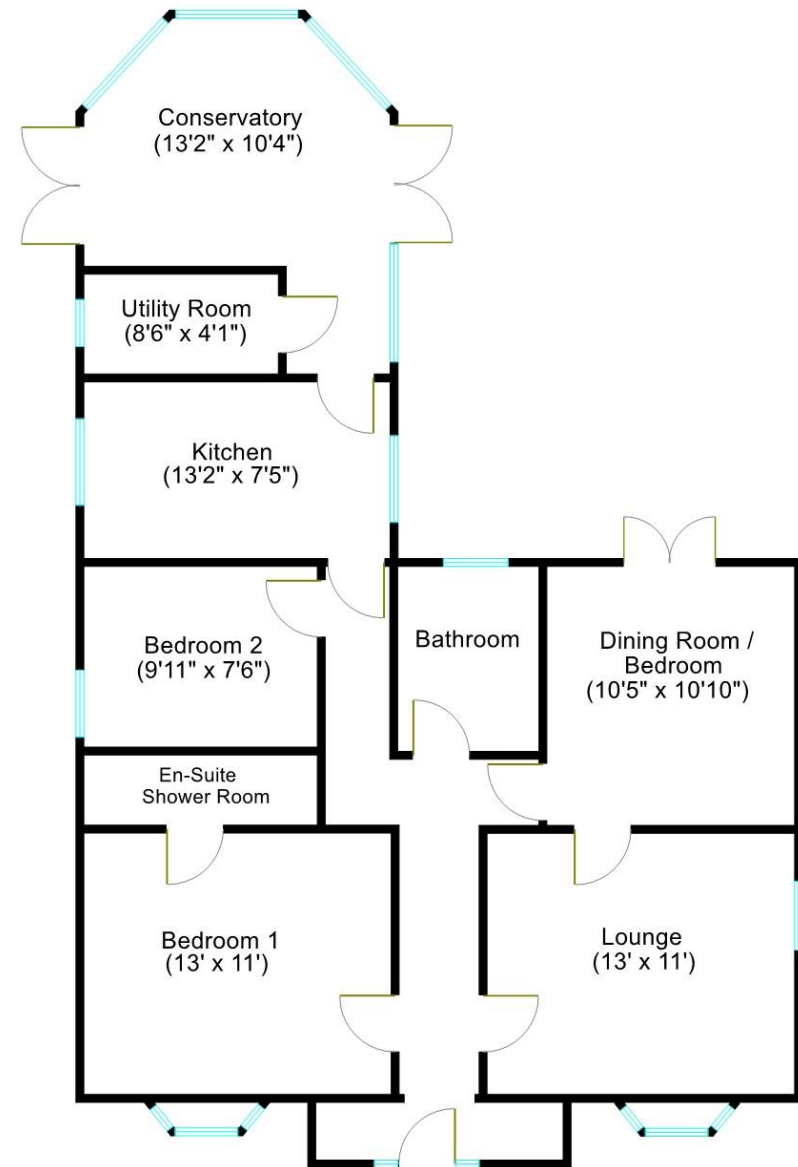
COUNCIL TAX BAND: D

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Total approx. internal floor area = 969.9 sq ft / 90.1 sqm
Floor Plan for identification and guidance purposes only



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

